

WIVELSFIELD NEIGHBOURHOOD PLAN

PLANNING WORKSHOP: 12 AUGUST 2014

Housing & Development Theme Notes:

Location:

- Recognised the impact on local public opinion of the recent planning appeals/applications at Wivelsfield Green and the late decision of Lewes DC to add a new policy allocating a minimum 100 homes to that part of Burgess Hill in the parish
- Important to focus on making efficient use of brownfield land within or adjoining the development boundary of Wivelsfield Green and allowing minor amendments to the boundary to accommodate small schemes
- Therefore two of the SHLAA/call sites are preferred: Slugwash Lane (Site Ref #4 or SHLAA Ref #13WV) for approx. 4 homes and Springfield Industrial Estate (Site Ref #6 or SHLAA #20WV) for approx. 25 homes
- Noted that #4 was excluded from SHLAA as being too small and that #6 was assessed as unsuitable given the proximity of the adjoining sewage works and flood risk zone
- Noted that the developer of #6 has submitted some further information on the site that may address the problem issues and seek to offer community benefits in return for an allocation
- There was no consensus on how to deal with the 'Burgess Hill 100 homes' issue at Theobalds, other than for the Parish Council to maintain its objection to the LP policy at the imminent examination
- Agreed that there are three options: a) the NP remains silent and allows LDC and planning applications to take their course; b) the NP allocates sites to deliver at least 100 homes; and c) the NP contains a criteria-based policy to apply to delivering the LP policy
- Noted that each option has its political and technical pros and cons but that a decision is required quickly if the Pre Submission NP is to be published in October
- Noted that the timing of the LP examination, which starts in three weeks, may enable a switch in strategy between the Pre Sub and Sub NP versions and that it is possible to delete a Pre Sub policy in the Sub version but not to add a policy
- Noted that if a decision is made choosing either b) or c) above, then the key criteria will focus on proximity to existing roads, facilities and services and on landscape impact (protecting the gap between Theobalds, Wivelsfield and Haywards Heath)

Type/Tenure

- Evidence of current house types and prices shows clear deficit of 'lower-middle market' 2/3 bed homes suited to younger households moving in or up and to 'downsizing' older households wanting to stay in the parish
- Smaller sites developed by local/regional builders are more likely to deliver these types of homes
- Affordability problems are common in the general area – there are no special issues in the village that are not faced by other local villages but the supply of smaller homes, including flats, will broaden the mix of local homes types which is currently skewed towards larger, detached homes and there is a desire to see affordable homes allocated to people with a local parish connection

Design

- Interested in requiring a minimum of two off street car parking spaces per dwelling for all new schemes